

# TOWN OF ROWE - BOARD OF ASSESSORS - MINUTES

## Thursday, March 18, 2021 – 9am (via Zoom Teleconference)

This meeting was held via audio/video conference, consistent with Gov. Baker's temporary modifications to Open Meeting Law.

**Present:** Chair Rick Williams, Assessors Herb Butzke (remote) and Ellen Miller (remote)

1. **Call to Order:** Meeting was called to order by Chair Williams at 9:02am.
2. **Minutes:**
  - Minutes of Feb 25 Reg meeting were approved as revised (Rick—aye, Herb—aye, Ellen—aye).
  - Minutes outstanding: Jun 30 (Reg & ES), Jul 21 (Reg), Aug 27 (Reg & ES), Sept 16 (Reg), Sep 22 (Reg), Sep 29 (Reg), Oct 7 (Reg)
3. **FY21 Budget/Payables:** Approved the payment of GESansoucy 3/11 invoice (Bear Swamp ATB appeal support) for \$840.00 (Rick—aye, Herb—aye and Ellen—aye).

FY21 Acct	Acct #	7-1-20 Approp	Curr Bal (3-5-21)	Payroll/Payables	Amount	New Bal
BOA Stipends	01-141-5100-00000	\$5,354	\$ 2,676.98			
Asst Assessor Wages	01-141-5102-00000	\$12,000	\$10,493.40			
BOA Operations	01-141-5701-00000	\$9,600	\$ 1,520.93			
ATB Consulting/ Legal Support	03-141-5901-03166	\$50,000	\$15,270.32	GESansoucy 3/11 inv	\$840.00	\$14,430.32
Quint Reval – RES/CIP	03-141-5902-03178	\$1,600	\$4,800			
Quint Reval - YAEAC	03-141-5902-03179	\$2,000	\$6,000			
Ann Updates - Hydro Valuations	03-141-5902-03180	\$14,000	\$0			
Ann Updates - T&D/ROW Values	03-141-5902-03181	\$5,000	\$0			
Assessors Overlay	01-1-230-217, 218, 219, 220	\$313,110	\$313,110	FY21 Recap	\$203,554	\$512,100

4. **Calendar Year 2020 Map Updates**
  - a) **Preliminary Maps:** Received/reviewed (maps 204, 205, 403, 404, 408, 409). CAI will transmit final versions and will update AxisGIS. Rick will get in touch with CAI to have them update the Axis maps to address several discrepancies and to be in line with latest MassGIS's OLIVER maps which correctly show green shaded areas for Rowe State Forest, WMA (Wildlife Management Areas) and Park land.
  - b) **Preliminary Change List:** Received/reviewed. Affected property cards have been revised.
  - c) **New and Changed Loc\_ID List:** Received/reviewed. Affected property cards have been revised.
  - d) **Park Parcels:** Ellen will work on Park parcel research (identify Brown "covenant" parcels, etc).

5. **MVExcise Commitments, Warrants, Abatements, etc.**

- a) **Abatements:** The Board approved the following MVE abatements (Rick—aye, Herb—aye, Ellen—aye).

FY	Type	Owner	Cert #	Bill #	Vehicle	Reason	Amount
2021	MVE	Becky Bradley	370	47	2008 Subaru sedan	Traded	\$ 42.69
2021	MVE	Rob Williams	371	450	2006 Honda Civic	Sold for Junk	\$ 49.63

- b) **Monthly List of Abatements:** The Board approved the March 2021 Monthly List of MVE Abatements in the amount of \$92.32 (Rick—aye, Herb—aye, Ellen—aye).
- c) **MVE Commitment #1:** Notice was received from CommMA that there were several address errors on Commitment #1 for \$299.15 that was approved at the Feb 10 meeting. It will be reissued by the state.

6. **FY22 Personal Property:**

- a) **3ABC:** Received 3ABC from NEFF including Form 990 & Form PC on 3-9-21 (was due 3-1-2021)
- b) **Forms of List:**
1. **National Grid (NEP/MEC):** Received FOLs from National Grid for NEPCO and MECO on 2-26-21. They did use the state's new Form 2-504E. Rick forwarded the FOL's to GESansoucy. Their 38D & 38F responses are still outstanding (due by April 1).
  2. **Great River Hydro:** Received their FOL on 3/1/2021. Rick forwarded the FOL to GESansoucy. Their 38D & 38F response is still outstanding (due by April 1).
  3. **Bear Swamp:** Their FOL and 38D & 38F responses are still outstanding (due by April 1).
  4. **Yankee Atomic Elec Co:** Received their FOL on 3/3/2021. Rick forwarded a copy GESansoucy.
- c) **MCI:** Received a letter from Duff & Phelps informing us that MCI Communications Services Inc PP Acc't # 235 should be closed. This is for equipment along the RR bed near the underpass. Rick will contact Duff & Phelps to see who took over the equipment.

7. **FCCIP Building Permits:**

- a) **Permits:** Reviewed the following permits issued during Feb 2021. Property cards will be updated with the information.

Owner	Permit #	Address	Map/Lot	Project	Value
Silva, Edward	R-21-0071	4 Stone Hill Rd	402-045	Res. Solar system (roof mount)	\$ 52,586
Reisman, Alexandra	E-21-0065	112 Ford Hill Rd	202-061	Electrical permit	

- b) **Hillier (407-025):** It was noted that building permit R-20-0865 for Hillier on Tunnel Road was issued in December for an 8'x40' steel storage unit. The unit has recently been placed on the parcel and looks more like a cabin-like structure with windows, a wood stove and ventilation. The Board of Health is investigating the matter.

8. **New Deeds, Plans:** Reviewed the following deeds received for Feb 2021. Property records will be updated accordingly. The Deed for Daviau was reported in the Jan 19 minutes, but is included here as the acreage changed slightly from 17.0 to 16.46 acres based on a re-calculation by CAI during recent annual tax map update.

From	To	Address	Map/Lot, Ac., Bk/Pg	Curr Value	Sale Price	Code
Daviau, Edward & Sandra	Daviau Investment Trust	17 Potter Rd	403-014, 16.46 ac., Bk7669, Pg 168	\$ 296,100	\$ 1.00	NAL -F
Bernhardt, Jean	Goodrich, George III	143 County Rd	202-035, 40 ac.* Bk 7698, Pg 320	\$ 178,200	\$ 1.00	NAL-F
Goodrich, George III	Bernhardt, Jean	143 County Rd	202-035, 40 ac.* Bk 7698, Pg 324	\$ 178,200	\$ 1.00	NAL-F
Bernhardt, William	Bernhardt, Wm. & Sarah	332 Zoar Rd	204-001, .65 ac. Bk 7707, Pg 291	\$ 312,100	\$ 1.00	NAL-F

\*Axis/GIS lists it as 42 acres



9. **Executive Session** - At 9:52am the Board voted unanimously (Rick—aye, Herb—aye, Ellen—aye) to enter into Executive Session under MGL c.30A, §21(a), Item 3 to discuss strategies with respect to litigation as the chair has declared that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, concerning FY19 & FY20 real and personal property assessments/valuations and tax abatements, to invite counsel to the Board David Klebanoff to attend, and to reconvene in open session.
10. **Reconvene in Open Session:** At 10:40am the Board reconvened in Open Session.
11. **Administrative Assistant Position:** Two individuals have applied for the position, Christine Bailey and Sandra Daviau. Interviews will be held in person next Wednesday, March 24 at the Kemp-McCarthy Museum.
12. **RC&CC tax exempt status:** Prior year's 3ABCs, Form PCs and 990s will be reviewed to determine extent of values reported for "non-exempt" activities.
13. **Next Meeting:** Wed, March 24 at 10am.
14. **Adjournment:** Unanimous vote to adjourn the meeting at 11:09am (Rick—aye, Herb—aye, Ellen—aye).

Respectfully submitted,  
Ellen B. Miller

Approved:

<u>FW Williams</u>	<u>4-22-21</u>
Frederick N. Williams, Chair	Date
<u>Ellen B. Miller</u>	
Ellen B. Miller	
<u>[Signature]</u>	
Herbert G. Butzke	